

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)
Denise Carlon
KML LAW GROUP, P.C.
216 Haddon Avenue, Ste. 406
Westmont, NJ 08108
Wilmington Savings Fund Society, FSB d/b/a
Christina Trust, not in Its individual capacity but
solely in its capacity as Certificate Trustee for NRPL

In Re:

Karen M. Prokapus
John Prokapus

Debtor
Co-Debtor



Order Filed on March 23, 2018
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No: 16-14196 MBK

Chapter: 13

Hearing Date: 09/05/2017

Judge: Michael B. Kaplan

ORDER VACATING STAY

The relief set forth on the following page is hereby ordered **ORDERED**.

DATED: March 23, 2018

A handwritten signature of Michael B. Kaplan in black ink.

Honorable Michael B. Kaplan
United States Bankruptcy Judge

Upon the motion of Wilmington Savings Fund Society, FSB d/b/a Christina Trust, not in Its individual capacity but solely in its capacity as Certificate Trustee for NRPL, under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant, to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real Property More Fully Described as:

Land and premises commonly known as, 100 Jackson Road, Waterford Township NJ 08009

☐ Personal Property More Fully Describes as:

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject Mortgage and pursue its State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

rev. 7/12/16

In re:
Karen M. Prokapus
Debtor

Case No. 16-14196-MBK
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Mar 23, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 25, 2018.

db +Karen M. Prokapus, 32 High Point Drive, Medford, NJ 08055-3816

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 25, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 23, 2018 at the address(es) listed below:

Albert Russo docs@russotrustee.com
 Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com
 Denise E. Carlon on behalf of Creditor Wilmington Savings Fund Society, Et Al...
 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
 Joshua I. Goldman on behalf of Creditor Wilmington Savings Fund Society, Et Al...
 jgoldman@kmlawgroup.com, bkgroup@kmlawgroup.com
 Justin Plean on behalf of Creditor The Bank of New York Mellon jplean@rasflaw.com,
 bkyecf@rasflaw.com; ras@ecf.courtdrive.com
 Justin Plean on behalf of Creditor THE BANK OF NEW YORK MELLON jplean@rasflaw.com,
 bkyecf@rasflaw.com; ras@ecf.courtdrive.com
 Miriam Rosenblatt on behalf of Creditor THE BANK OF NEW YORK MELLON bkyecf@rasflaw.com,
 mrosenblatt@rasflaw.com
 Miriam Rosenblatt on behalf of Creditor The Bank of New York Mellon bkyecf@rasflaw.com,
 mrosenblatt@rasflaw.com
 Patrick O. Lacsina on behalf of Creditor The Bank of New York Mellon bmusarra@rasnj.com,
 bkyecf@rasflaw.com, legerman@rasnj.com
 Robert Manchel on behalf of Debtor Karen M. Prokapus manchellaw@yahoo.com
 William M.E. Powers on behalf of Creditor Wells Fargo Bank, N.A. ecf@powerskirn.com
 William M.E. Powers, III on behalf of Creditor Wells Fargo Bank, N.A. ecf@powerskirn.com
 TOTAL: 12